LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

08° HA 11 11 35 100

303 1522 A3337

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DONNE S. TANKERSLEY R.H.C

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth L. Kizer and Susan S. Kizer WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company 340 North Main Street, Greenville, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand and No/100

Dollars (\$ 8,000.00) due and payable

as set out in promissory note of even date

አ<mark>ር</mark>ናፙኤር ያፈጥምጜዩት ቸሚን እንደ XXXXXXX አንድ እንዚኤማኤጃ XXXXXXXXX አምሄ ጀ<mark>ምምመ</mark>ው እ

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagore at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of Oak Grove Lake Road, being shown and designated as the "Property of Kenneth L. Kizer" on plat dated October 17, 1980, to be recorded herewith and containing 0.76 acres more or less, having such metes and bounds as shown thereon. For a more complete description reference is hereby made to said plat.

This being the same property conveyed to Mortgagor by deed from Ethel Rodgers Jenkins, dated October 28, 1980, to be recorded herewith.

 ${\bf S}$

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except us provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.